







BB9 8PF

## Duckworth Street, Barrowford

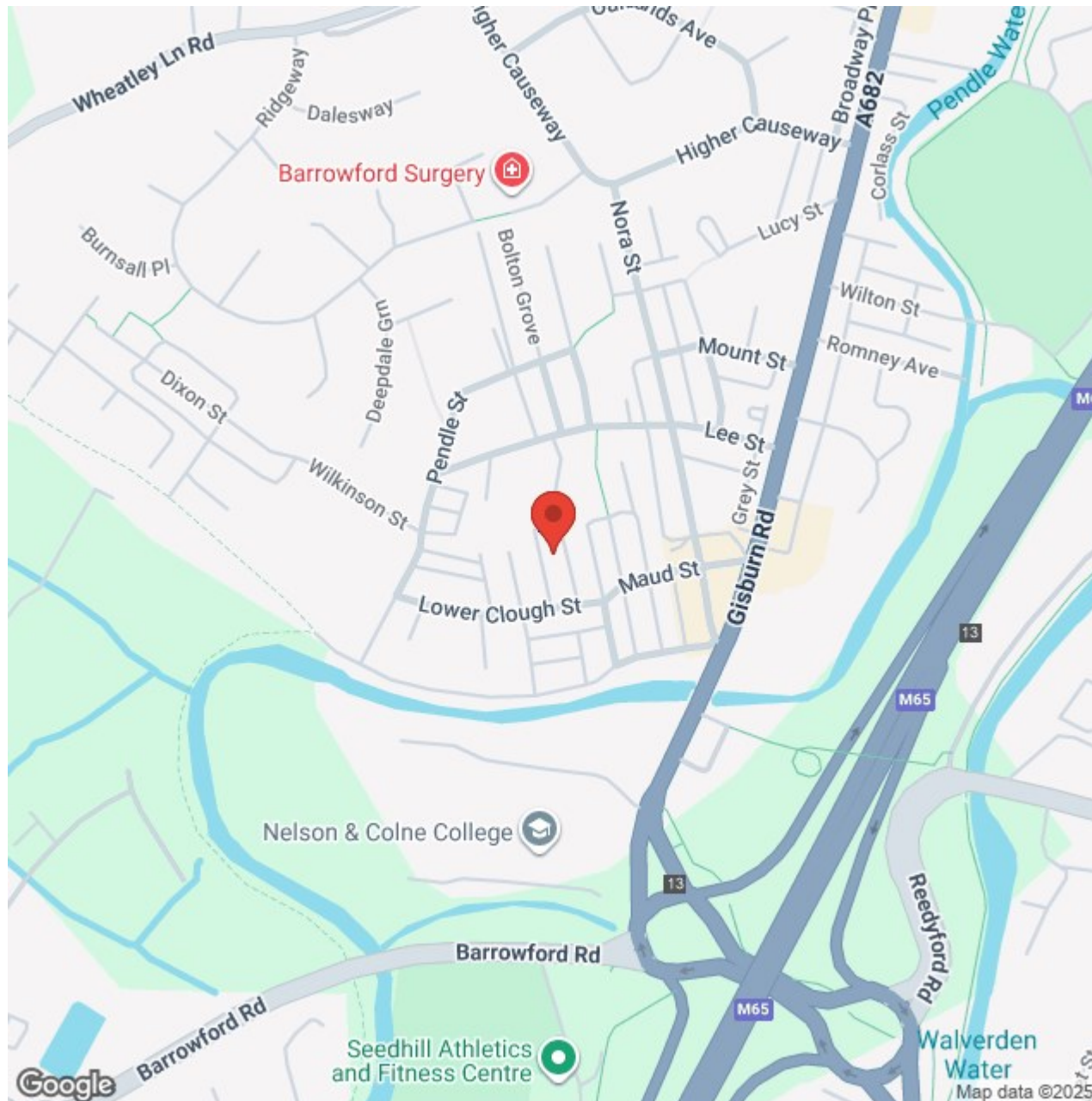
### Offers In The Region Of £124,950

- Two-bedroom mid-terrace home
- Spacious dining kitchen
- Stylish three-piece bathroom
- No onward chain
- Sought-after location

A charming two-bedroom mid-terraced home located in the ever-popular village of Barrowford. This well-proportioned property features a spacious dining kitchen, a bright and airy reception room, two generously sized bedrooms, and a modern bathroom with a striking combination of bold floral wallpaper and contemporary tiling. The home is well presented throughout, with neutral décor and stylish flooring offering the perfect blank canvas for a new owner.











## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 13'1" x 13'11" (4.01m x 4.25m)

A bright and welcoming living space featuring a modern electric fireplace with surround, soft neutral décor, and a large front-facing window that allows natural light to flood the room. The open staircase adds a touch of character, while the plush carpeting provides comfort underfoot—making this an ideal setting for relaxing or entertaining.

#### DINING KITCHEN 14'1" x 13'9" (4.31m x 4.21m)

A spacious dining kitchen fitted with a range of wood-effect base and wall units, complemented by contrasting worktops and tiled splashbacks. The room offers ample space for a family dining table and benefits from plenty of natural light via the rear-facing window and half-glazed back door. With an integrated oven, gas hob, and extractor, it's a practical and functional space, perfect for everyday living and entertaining alike.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 10'5" x 14'0" (3.20m x 4.27m)

A generous double bedroom positioned at the front of the property, enjoying plenty of natural light through a large window with elevated views. The room features neutral décor, a central pendant light fitting, and ample space for bedroom furniture.

#### BEDROOM TWO 14'2" x 7'8" (4.32m x 2.34m)

A bright bedroom positioned at the rear of the property, featuring a neutral colour scheme and a large window that draws in plenty of natural light. This room would make an ideal child's bedroom, guest room, or home office, offering flexibility to suit a range of needs.

#### BATHROOM 9'5" x 6'3" (2.88m x 1.92m)

A stylish three-piece bathroom suite comprising a panelled bath with overhead shower and glass screen, pedestal wash basin, and low-level WC. The space combines sleek white metro tiling with bold, floral feature wallpaper for a contemporary and characterful finish. A frosted rear window provides natural light while maintaining privacy, and wood-effect flooring adds warmth underfoot.

### LOCATION

Set within a traditional row of terraced homes, Duckworth Street boasts a handsome stone façade with classic kerb appeal. To the rear, the property benefits from a private, enclosed yard—ideal for outdoor storage, seating, or easy maintenance. Situated in the heart of Barrowford, a sought-after village known for its charming character, independent shops, cafes, and excellent local schools, the location offers a perfect blend of convenience and community. With countryside walks nearby and superb transport links to surrounding towns and cities, this is a fantastic opportunity to enjoy village living with everything on your doorstep.

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with

this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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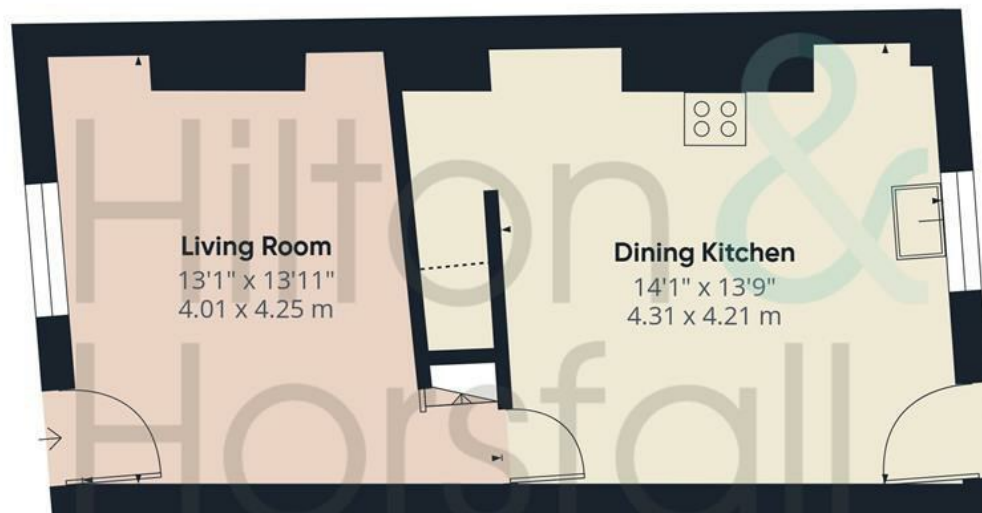


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## OUTSIDE

Outside, you'll find an enclosed rear yard ideal for a low-maintenance outdoor space. Offered with no onward chain, this property is vacant and ready for immediate purchase – an ideal opportunity for first-time buyers, investors, or those looking to downsize in a sought-after location close to local amenities, countryside walks, and transport links.



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

728 ft<sup>2</sup>

67.7 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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